

FILE NO.: Z-6998-A

NAME: Confetti's Party Rental Revised PD-C

LOCATION: Located at 6000 South Shackleford Road

DEVELOPER:

Confetti's Party Rental
6000 South Shackleford Road
Little Rock, AR 72205

SURVEYOR:

Blaylock Threet Engineer, Inc.
1510 South Broadway
Little Rock, AR 72202

ARCHITECT:

Terry Burruss Architects
11912 Kanis Road, Suite F-8
Little Rock, AR 72211

AREA: 3.38 acres

NUMBER OF LOTS: 1

FT. NEW STREET: 0 LF

CURRENT ZONING: PD-C

ALLOWED USES: Party rental

PROPOSED ZONING: Revised PD-C

PROPOSED USE: Building expansion

VARIANCES/WAIVERS REQUESTED: None requested.

BACKGROUND:

Ordinance No. 18,493 adopted by the Little Rock Board of Directors on June 5, 2001, rezoned the property from R-2, Single-family to PD-C. The rezoning allowed the construction of a 13,750 square foot building to be used as an office with showroom and warehouse space. The approval allowed the use of 900 square feet as office space, 480 square feet as showroom area and 12,370 square feet as warehouse space. The

business was proposed as rental of party and convention equipment (tables, chairs, table linens, tents, etc.). A portion of the warehouse was to be used for the storage, cleaning and repair of the equipment and laundering of the table linens. The hours of operation were from 7:30 am to 6:00 pm Monday through Saturday.

As a part of the approval a 5-year deferral of the required street improvements to Shackleford Road were approved.

A. PROPOSAL/REQUEST/APPLICANT'S STATEMENT:

The applicant is requesting a modification to the existing PD-C to allow warehouse additions to the existing facility. The existing building contains 13,750 square feet. There are 21-parking spaces located on the site. The applicant is proposing two (2) additions, in three (3) phases. The site plan includes a 5,000 square foot addition along the rear of the building and a 10,000 square foot addition in two (2) phases along the north side of the building. Three (3) new parking spaces will be added with the western addition to the building.

B. EXISTING CONDITIONS:

The building has been constructed with parking within the front yard and a drive in the rear to access the warehouse portion of the business. The site contains a number of mature trees along the northern perimeter. There is a fence company located to the south at the southwest corner of Shackleford Road and Stagecoach Road. There is undeveloped R-2, Single-family zoned property to the north and west, with undeveloped C-1, Neighborhood Commercial zoned property to the east across Shackleford Road. There is an office-warehouse building across Shackleford Road to the southeast.

C. NEIGHBORHOOD COMMENTS:

As of this writing, staff has received several informational phone calls from area residents. All property owners located within 200-feet of the site along with the Stagecoach Dodd Neighborhood Association and Southwest Little Rock United for Progress were notified of the public hearing.

D. ENGINEERING COMMENTS:

PUBLIC WORKS CONDITIONS:

1. Shackleford Road is classified on the Master Street Plan as a minor arterial. A dedication of right-of-way 45 feet from centerline will be required.
2. With site development, provide the design of street conforming to the Master Street Plan. Construct one-half street improvement to Shackleford Road including 5-foot sidewalks with the planned development. The new back of curb should be located 29.5 feet from centerline.

3. A grading permit in accordance with Section 29-186 (c) and (d) will be required prior to any land clearing or grading activities at the site. Other than residential subdivisions, site grading and drainage plans must be submitted and approved prior to the start of construction.
4. Stormwater detention ordinance applies to this property. Show the proposed location for stormwater detention facilities on the plan.
5. If disturbed area is one (1) or more acres, obtain a NPDES stormwater permit from the Arkansas Department of Environmental Quality prior to the start of construction.
6. Street Improvement plans shall include signage and striping. Public Works must approve completed plans prior to construction.
7. Streetlights are required by Section 31-403 of the Little Rock code. Provide plans for approval to Traffic Engineering. Streetlights must be installed prior to platting/certificate of occupancy. Contact Traffic Engineering 379-1813 (Greg Simmons) for more information.
8. All driveways shall be concrete aprons per City Ordinance.
9. Damage to public and private property due to hauling operations or operation of construction related equipment from a nearby construction site shall be repaired by the responsible party prior to issuance of a certificate of occupancy.

E. UTILITIES AND FIRE DEPARTMENT/COUNTY PLANNING:

Wastewater: Sewer available to this project.

Entergy: Entergy has a 3-phase power line running along the south side of South Shackleford Road. Care must be taken when constructing addition "A" so as to maintain code clearance to power line.

Center-Point Energy: No comment received.

AT & T: No comment received.

Central Arkansas Water:

1. All Central Arkansas Water requirements in effect at the time of request for water service must be met.
2. If there are facilities that need to be adjusted and/or relocated, contact Central Arkansas Water. That work would be done at the expense of the developer.
3. Contact Central Arkansas Water if additional fire protection or metered water service is required.
4. Contact Central Arkansas Water regarding the size and location of the water meter.

5. A Capital Investment Charge based on the size of meter connection(s) will apply to this project in addition to normal charges. This fee will apply to all connections including metered connections off the private fire system.
6. The Little Rock Fire Department needs to evaluate this site to determine whether additional public and/or private fire hydrant(s) will be required. If additional fire hydrant(s) are required, they will be installed at the Developer's expense.
7. Due to the nature of this facility, installation of an approved reduced pressure zone backflow preventer assembly (RPZA) is required on the domestic water service. This assembly must be installed prior to the first point of use. Central Arkansas Water requires that upon installation of the RPZA, successful tests of the assembly must be completed by a Certified Assembly Tester licensed by the State of Arkansas and approved by Central Arkansas Water. The test results must be sent to Central Arkansas Water's Cross Connection Section within ten days of installation and annually thereafter. Contact the Cross Connection Section at 377-1226 if you would like to discuss backflow prevention requirements for this project.
8. The facilities on-site will be private. When meters are planned off private lines. Private facilities shall be installed to Central Arkansas Water's material and construction specifications and installation will be inspected by an engineer, licensed to practice in the State of Arkansas. Execution of Customer Owned Line agreement is required.

Fire Department: Place fire hydrant(s) per code. Maintain access. Contact the Little Rock Fire Department for additional information.

County Planning: No comment.

CATA: Site is out of service area. About 1.25 miles from nearest bus stop on #9 West Central/Barrow Road route.

Parks and Recreation: No comment received.

F. ISSUES/TECHNICAL/DESIGN:

Planning Division: This request is located in the I-430 Planning District. The Land Use Plan shows Service Trades District (STD) for this property. This category provides for a selection of office, warehousing, and industrial park activities that primarily serve other office service or industrial businesses. The district is intended to allow support services to these businesses and to provide for uses with an office component. A Planned Zoning District is required for any development not wholly office. The applicant has applied for a revision to an

existing PDC (Planned District Commercial) to allow for additional structures for an existing use on the site.

Master Street Plan: Shackleford Road is shown as a Minor Arterial on the Master Street Plan. A Minor Arterial provides connections to and through an urban area and their primary function is to provide short distance travel within the urbanized area. Entrances and exits should be limited to minimize negative effects of traffic and pedestrians on Shackleford Road since it is a Minor Arterial. This street may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

Bicycle Plan: A Class II Bike Lanes are shown along Shackleford Road. Bike Lanes provide a portion of the pavement for the sole use of bicycles.

Landscape:

1. Site plan must comply with the City's landscape and buffer ordinance requirements.
2. A land use buffer will be required when an adjacent property has a dissimilar use of a more restrictive nature. As a component of all land use buffer requirements, opaque screening, whether a fence or other device, a minimum of six (6) feet in height shall be required upon the property line side of the buffer. A minimum of seventy (70) percent of the land use buffer shall be undisturbed. Easements cannot count toward fulfilling this requirement. The plantings, existing and purposed, shall be provided within the Landscape Ordinance of the City, Section 15-81.
3. The property adjacent to the north property line, west property line and a portion of the south property line is zoned R-2, Single-family. Therefore, a minimum twenty-eight and a half (28.5) foot wide buffer (6% of the average lot width) is required along the west property line. A seventeen and a half (17.5) foot buffer (6% of the average lot depth) is required on the north and south property line.
4. Street buffers will be required at six (6) percent of the average depth of the lot. The minimum dimension shall be one-half ($\frac{1}{2}$) the full width requirement but in no case less than nine (9) feet. The average lot depth is approximately three hundred and fifty-eight (358) feet. A twenty-eight and a half (28.5) foot street buffer will be required.
5. Landscape areas shall be provided between the vehicular use area used for public parking and the general vicinity of the building, excluding truck loading or service areas not open to public parking. These areas shall be equal to an equivalent planter strip three (3) feet wide along the vehicular use area.
6. An irrigation system shall be required for developments of one (1) acre or larger.
7. Curb and gutter or other approved border is required to protect landscape areas from vehicular traffic.

8. The City Beautiful Commission recommends preserving as many existing trees as feasible on this site. Credit toward fulfilling Landscape Ordinance requirements can be given when preserving trees of six (6) inch caliper or larger.

G. SUBDIVISION COMMITTEE COMMENT: (March 12, 2014)

Mr. Terry Burruss was present representing the request. Staff presented an overview of the proposed development stating there were few outstanding technical issues associated with the request. Staff questioned if the building could be shifted to the west to meet a minimum setback once the dedication of right of way was made and provide a street buffer landscaped strip. Staff also requested Mr. Burruss provide the maximum building height proposed for the new construction.

Public Works comments were addressed. Mr. Burruss questioned if the street construction could be tied to phases of building construction. Staff stated it was possible to tie the required street construction to a later phase if there were multiple phases proposed for construction. Staff requested Mr. Burruss provide the proposed phasing plan on the site plan.

Landscaping comments were addressed. Staff stated a land use buffer was required on the site where adjacent to dissimilar use of a more restrictive nature. Staff stated a minimum street buffer of nine (9) feet was required along Shackleford Road.

Staff noted the comments from the various other agencies. There were no more issues for discussion. The Committee then forwarded the item to the full Commission for final action.

H. ANALYSIS:

The applicant submitted a revised site plan to staff addressing a number of the issues raised at the March 12, 2014, Subdivision Committee meeting. The applicant has relocated the building to allow for the right of way dedication and required landscape strip along Shackleford Road. The applicant has also provided the maximum building height (25-feet) on the site plan. No new signage is proposed with the new construction.

The request is to modification an existing PD-C to allow warehouse additions to the existing facility. The existing building contains 13,750 square feet. The applicant is proposing two (2) additions, in three (3) phases. The site plan includes a 5,000 square foot addition along the rear of the building and a 10,000 square foot addition in two (2) phases along the north side of the building. Three (3) new parking spaces will be added with the proposed western addition.

There are 21-parking spaces currently located on the site. The parking required to meet the typical ordinance requirements for a warehouse building would be 23-parking spaces. The existing building contains 13,750 square feet with a 15,000 square foot addition for a total of 28,750 square feet. For the office portion of the building three (3) parking spaces are required. For the showroom/warehouse portion of the building 20-parking spaces are required. With the final construction a total of 24-parking spaces will be located on the site.

The applicant is requesting a deferral of the required street construction to Shackleford Road until the Phase II portion of construction. Staff is supportive of the deferral request.

There are no outstanding technical issues associated with the request. Staff feels the building addition as proposed is appropriate for the site.

I. STAFF RECOMMENDATION:

Staff recommends approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report.

Staff recommends approval of the deferral of the required street improvements to Shackleford Road until the Phase II portion of the development.

PLANNING COMMISSION ACTION:

(APRIL 3, 2014)

The applicant was present. There were no registered objectors present. Staff presented the item with a recommendation of approval of the request subject to compliance with the comments and conditions as outlined in paragraphs D, E and F of the agenda staff report. Staff presented a recommendation of approval of the deferral of the required street improvements to Shackleford Road until the Phase II portion of the development.

There was no further discussion of the item. The Chair entertained a motion for approval of the item as presented by staff. The motion carried by a vote of 11 ayes, 0 noes and 0 absent.